Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Placer County

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Reporting Period: January 1 – December 31, 2010

This report has been prepared for submittal to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development P.O. Box 952053 Sacramento, CA 94252-2053 -and-

Governor's Office of Planning and Research

P.O. Box 3044 Sacramento, CA 95812-3044

PLACER COUNTY HOUSING ELEMENT STATUS REPORT 2010

Introduction

This Housing Element Status Report provides an annual report on the status of the Housing Element for Placer County's General Plan and the progress in the implementation of the Housing Element as required by Government Code §65400.

Background

Placer County is required to prepare and adopt a general plan for its jurisdiction which includes certain mandatory elements, including a housing element. The housing element consists of: (a) an identification and analysis of existing and projected housing needs, including the local government's share of the regional housing need, (b) an inventory of resources and constraints relevant to meeting those needs; and (c) a program showing a five-year schedule of the actions to be taken to implement the housing element, including how the local government plans to meet its share of the regional housing need (Government Code Section 65583). Copies of draft and adopted housing elements are required to be submitted to the Department of Housing and Community Development ("HCD"). HCD is required to review housing elements and prepare written findings regarding compliance with state housing element law (Government Code Section 65585).

Placer County also is required to annually report on the progress of implementation its General Plan. Copies of the progress report relating to the housing element are required to be submitted to HCD and the Office of Planning and Research ("OPR"). This report has been prepared to satisfy Placer County's the annual Housing Element progress reporting requirements and summarizes the 2010 Housing Program accomplishments for Placer County.

Annual Building Activity Report for Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects (Table A)

Table A provides the total number of very low, low, and moderate-income units and mixed-income multi-family projects for which a building permit for new residential construction was issued during the reporting year. For the January 1 – December 31, 2010 reporting period, permits were issued for 14 affordable housing units.

Annual Building Activity Report Summary for Above Moderate-Income Units (Table A2)

Table A2 provides the total number of units for affordable to above moderate-income households for which building permits were issued during the reporting period by unit category (i.e., single-family, 2-4 units, 5 or more units, second-unit, or mobile home). For the January 1 – December 31, 2010 reporting period, Placer County issued building permits for 161 single-family units, 2 multi-family (2-4 units), 12 multi-family (5+ units) dwellings and two mobile homes. Under the Housing Element requirements, the County needed to identify sufficient sites for, and encourage the production of 6,229 housing units by 2013.

Regional Housing Needs Allocation Progress (Table B)

Since the beginning of the RHNA timeframe, January 1, 2006, 24,355 units have been built or approved in the unincorporated areas of Placer County. The majority of the approved projects are for single-family homes. Three large Specific Plans have been approved by Placer County since January 2006, they include; Placer Vineyards, Regional University, and Riolo Vineyards. None of the Specific Plan projects have started construction.

The table below breaks housing starts and approved projects down by income category.

Housing Starts and Approved Projects Since January 1, 2006 By Income Category

| | Very Low | Low | Moderate | Above Moderate | Total |
|----------------------------------|-------------|-------|----------|-------------------|--------|
| State Housing Allocation | 1,537 | 1,178 | 1,231 | 2,282 | 6,229 |
| Housing Starts/Approved Projects | 796 | 894 | 454 | 22,211 | 24,355 |
| Additional Units Needed | 741 | 284 | 777 | 0 | 1,802 |

Approved Affordable Housing Projects in 2010 by Income Category

| Project | Extr. Low | Very- Low | Low | Moderate | Total |
|---------------------------|--------------|--------------|-----|----------|-------|
| Quartz Ridge ¹ | 7 | 29 | 13 | 14 | 63 |
| | | | | | |
| Total | 7 | 29 | 13 | 14 | 63 |

^{1 31} units restricted by RDA, balance by financing source. Project includes 64 units, one unit reserved for property manager.

Affordable Housing Projects

The Redevelopment Agency acquired a six-acre site in the North Auburn Redevelopment Area and issued a Request for Proposals for affordable housing on the site. Four proposals were received. The Agency selected USA Properties Fund, Inc. to construct a 64-unit affordable townhome development at the property. A Conditional Use Permit for the project was approved in 2010.

In addition, several Tahoe Basin 'demonstration' projects incorporate affordable housing components. Two buildings are underway in the DOMUS affordable housing project in Kings Beach: The two-unit Book site and the 12-unit Fox site (right).



Program Implementation Status

Table C provides the Housing Element program status report. In particular, the table summarizes the local efforts, as identified in the Housing Element, to remove governmental constraints to the maintenance, improvement, and development of housing. It also details the progress in implementing all specific programs and policies described in the Housing Element. Significant 2010 accomplishments are discussed below.

Transitional Housing Zoning Text Amendment

Placer County is proposing to update its Zoning Ordinance (Code) to bring the Code into compliance with State housing law for emergency shelters, transitional housing, and supportive housing. The proposed amendments will establish definitions for Emergency Shelters, Transitional Housing, and Supportive Housing as well as identify appropriate zoning districts where these uses will be allowed.

The proposed amendments to the Code would allow Temporary Resident Shelters in five zoning districts. The amendments propose that Temporary Resident Shelters with a capacity of 60 persons or fewer would be allowed in the Residential Multi-family (RM) zoning district with Zoning Clearance, in the Neighborhood Commercial (C-1), Highway Service (HS) and Resort (RES) zoning districts with a Minor Use Permit, and in the General Commercial (C-2), and Commercial Planned Development (CPD) zoning districts with a Conditional Use Permit. A Zoning Clearance is a non-discretionary review to insure that a project meets the Code's standards for parking, setbacks, height, etc. Shelters proposed to accommodate more than 60-persons would be allowed in the Residential Multi-family (RM), Neighborhood Commercial (C-1), General Commercial (C-2), Commercial Planned Development (CPD) and Highway Service (HS) zoning districts with a Conditional Use Permit.

The Placer County Board of Supervisors is scheduled to consider the Zoning Text Amendment in early-2011. The Planning Commission completed their deliberations and have recommended that the Board adopt the proposed changes.

Farmworker Housing

The County proposes to amend the Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." The County's Code amendment to comply with State Code is expected to be considered in late 2011.

SRO Zoning Text Amendment

The Placer County General Plan and Code do not explicitly address Single Room Occupancy (SRO) or other types of residential hotels. SROs would not be permitted as a hotel or motel use but are allowed in all of the zoning districts where multi-family housing is allowed

The County proposes to amend the Code to define SRO units and explicitly allow SROs as a residential use in certain zones. These zones could include the Multi-Family Residential (RM), Highway Service (HS), and Resort (RES) zoning districts. Work on this Zoning Text Amendment will begin in 2011.

Down-Payment Assistance

The County was awarded \$585,000 for the First-Time Homebuyer Assistance Program. The program provides deferred second-mortgage loans to help with down payments. The loan usually is not due and payable for 30 years unless a program participant sells or transfers the home, stops living there or

defaults on the principal mortgage loan. To qualify, a household must earn 80 percent of the median income or less. For a four-person household, the income limit is \$58,500. Participants in the program must purchase homes in unincorporated areas of Placer County. To be considered a first-time buyer, a participant generally cannot have owned or had an interest in real estate for the preceding three years.

Housing Rehabilitation Program

The County's Redevelopment Agency received \$195,000 in HOME funds for its Housing Rehabilitation Program that provides low-interest loans to low-income households who need to fix up their homes. The Redevelopment Agency's primary emphasis is on rehabilitation work that corrects health and safety issues.

Tahoe Second Units

The County is working with the Tahoe Regional Planning Agency (TRPA) to certify Placer County's local government housing program. Certification is required prior to entering into a Memorandum of Understanding (MOU) between TRPA and the County to allow secondary units on parcels less than one acre in size. The second units must be deed restricted as affordable.



64-unit Quartz Ridge affordable housing project in Auburn, approved in 2010.

This program is expected to be considered in late

Auburn, approved in 2010.

2011. The intent of the proposed MOU is to allow affordable housing as a deed restricted second unit on a lot less than an acre.

Employee and Workforce Housing

The table below summarizes employee housing projects that the County has required in the Sierra Nevada and Lake Tahoe areas. One project, the 96-unit Sawmill Heights employee housing project at Northstar Village, was completed under this policy in 2006. One other project, Hopkins Village, has been approved and has completed its first phase (six units) and three additional projects have been approved but have not started construction, and two projects are in the entitlement stage.

| EMPLOYEE HOUSING PROJECTS | | | | | |
|---|-----------|---|--|--|--|
| Sierra Nevada And Lake Tahoe Areas, Placer County | | | | | |
| Project Name | Status | Description of Employee Housing Requirement | | | |
| Sawmill Heights | Completed | 96 employee rental units (or 240 dormitory beds with a capacity for up to 400) for Northstar resort. | | | |
| Hopkins Village | Underway | 50 affordable ownership units; six units complete. | | | |
| Squaw Creek Resort | Approved | 9 employee units for Phase II. Housing Mitigation Plan required. | | | |
| Northstar | Approved | 174 additional employee units to serve through Phase 6. Housing Mitigation Plan required. | | | |
| Timilick | Approved | 8 moderate income units and 48 affordable/employee housing units. Housing Mitigation Plan under review. | | | |
| Tahoe Timeshare | Proposed | 5 workforce housing units. | | | |
| Homewood | Proposed | 13 workforce housing units for 26 employees. Workforce housing plan required. | | | |



Hopkins Village in Martis Valley